

March 4, 2003

TO: Planners Stakeholders Group

FROM: Jack Tomasik, MAG Regional Development Manager

SUBJECT: DRAFT PROCESS FOR COMPILING INFORMATION ON REGIONALLY SIGNIFICANT DEVELOPMENTS

The purpose of this memo is to consolidate input from the Planners Stakeholders Group (PSG) into a draft approach that includes: (1) threshold criteria for defining regionally significant development projects (RSDP), (2) information that will be compiled for RSDP, and (3) the process that MAG and member agencies will use.

We hope to come to a final recommendation by the PSG in our next meeting, on March 25 at 1 p.m. This memo is prepared for your information in advance.

Threshold Criteria

MAG will not compile information on projects to be developed on appropriately zoned areas.

MAG will compile information on development proposals requiring member agency Council action and involving a public hearing, including the following:¹

- General plans and amendments
- Special study areas
- Development plans
- Development agreements
- Historical & preservation plans
- Community facilities plans
- Airport expansions resulting in increased capacity
- Land use changes from job-generating to residential uses
- Landfills
- Power plants and power lines 210 Kv & above
- Public facilities

¹ These land uses are either contained in MAG's existing Enhanced Notification Procedure, adopted in 1991, or were identified in the January, 2003 PSG meeting. With the exception of power plants, each of these developments would be evaluated irrespective of their size.

Threshold-size criteria will be used in the case of annexations, rezonings and preliminary plats. In the last PSG meeting, it was agreed that MAG staff would prepare a draft showing the threshold-size for specific land uses, tied to sizes that would result in 15,000 average daily trips (ATD).² Table 1 shows the results of this analysis, and also shows the results using 10,000 ATD, plus the threshold-size criteria used by the State of Georgia, and also by MAG's Enhanced Notification Procedure.

An issue raised in the January PSG meeting was the problem of cumulative impacts from a series of smaller projects. Individually, each project could fall below the threshold-size criteria, but cumulatively they could have significant regional impact. The PSG has not yet come to a recommendation on this issue.

Information to be Compiled

MAG Regional Council provided some guidance on this when they approved the MAG Governance Enhancements. Item number six of the enhancements states that there should be "a compilation and report of the impact of proposed significant developments on the regional facilities for transportation, open space, waster water and water, prior to the jurisdiction taking action on the development."

The PSG had similar comments, to use existing MAG Plans and Policy to review developments of regional significance for their impact on transportation, open space, air quality³ and quality of life. Additionally, PSG members noted that certain other information items could be useful to member agencies in evaluating large projects. These include economic/demographic impact, school facilities impact, and local fiscal impact.

Thus, MAG staff would compile two sets of information:

- Regional information – routinely prepared
 - Regional transportation
 - Regional open space
 - Wastewater
 - Water
- Local information – prepared at the request of member agencies
 - Economic/demographic impact
 - School facilities impact
 - Local fiscal impact

Process to be Followed

There was little feedback from the PSG in our January or February meetings on the specific process that MAG staff and member agency staff would follow. Staff has prepared a draft process for your review and comment, as shown in the attached flow chart.

² 15,000 ADT is considered as the equivalent of one lane on an arterial or freeway.

³ It is unlikely that single development projects, no matter what size, will have a significant impact on air quality. To understand air quality impacts, it would be necessary to perform a cumulative impact analysis.

Georgia Land Use Categories	Georgia Criteria	Proposed Criteria (based on 15,000 ADT)			Other Criteria		
		Criteria	Trip Ends	Area in Acres	Assume 10,000 Trip Ends	Enhanced Notification Criteria (1991)	
Office	Criteria > 400,000 gross sq. ft.	> 1,400,000 sq.ft.	15,000 ADT	10	900,000 sq. ft	Automotive Sales / multiple dealerships	2 miles
Commercial	> 300,000 gross sq. ft.	> 350,000 sq. ft.	15,000 ADT	30	230,000sq. ft.	Commercial / Office	1 mile / 200,000 sq. ft
Wholesale & Distribution	> 500,000 gross sq. ft.	> 3,000,000	15,000 ADT	200	2,000,000 sq.ft.	Hotel / Motel / Resort	1 mile / 250 rooms
Hospitals & Healthcare Facilities	> 300 new beds; or generating more than 375 peak hour trips	> 500 beds	7,500 ADT	10		Hospitals	2 miles / 150 beds
Housing	> 400 new lots or units	> 2,100 Dwelling Units	15,000 ADT	480	1,200 Dwelling Units	Residential	1 mile / 500 units
Industrial	Greater than 500,000 gross sq. ft.; or employing more than 1,600 workers	Greater than 2,100,000 sq. ft	15,000 ADT	160	1,400,000 sq.ft	Industrial	1 mile / 200,000 square feet <u>or</u> 40 acres
Hotels	> 400 rooms	Greater than 500 rooms	5,000 ADT	20			
Mixed Use	Total Gross sq. ft. greater than 400,000; or covering more than 120 acres	Greater than 750,000 sq.ft.	15,000 ADT	60	500,000 sq. ft.		
Airports	All new Airports, runways and Extensions	All new Airports, runways and Extensions				Airport / Related Facilities	2 miles
Attractions & Recreational Facilities	>1,500 parking spaces or a seating capacity of more than 6,000	>1,500 parking spaces or a seating capacity of more than 6,000					

Post-Secondary School	New school with a capacity of more than 2,400 students, or expansion by at least 25 percent of capacity	New school with a capacity of more than 2,400 students, or expansion by at least 25 percent of capacity							
Waste Handling Facilities	New Facility or expansion of use of an existing facility by more than 50 percent; and located within one-half mile of a jurisdictional boundary	New Facility or expansion of use of an existing facility by more than 50 percent; and located within one-half mile of a jurisdictional boundary				Solid Waste Management Facilities	3 miles (currently required)		
Quarries, Asphalt & Cement	New Facility or expansion of existing facility by more than 50 percent; and located within one-half mile of a jurisdictional boundary	N/A							
Wastewater Treatment Facilities	New Facility or expansion of existing facility by more than 50 percent; and located within one-half mile of a jurisdictional boundary					Wastewater Management Facilities	3 miles (currently required)		
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels; and located within one-half mile of a jurisdictional boundary	N/A							

Water Supply Intakes/Reservoirs	New Facility								
Intermodal Terminals	New Facilities	N/A							
Truck Stops	A new facility with more than three diesel fuel pumps; or containing a half acre of truck parking or 10 truck parking spaces	N/A							
Any Other Development Types Not Identified Above	1000 parking spaces	N/A						Correctional Facilities	2 miles
		land use change from an employment to another land use.						Places of Public Assembly	2 miles / 5,000 seating capacity / 2,000 Parking spaces
								Power / Communication Facilities	2 miles
								Public Service Facilities	2 miles / 20 acres
								Public Uses	2 miles
								Transportation Facilities	1 mile / 250 spaces
								Any activity altering the flood plain elevation	within a flood (notify adjacent jurisdictions)

Proposed Process for Regionally Significant Developments

